



WEST LAS VEGAS INVESTMENT REPORT

PUBLIC/PRIVATE PARTNERSHIPS 1994-2009

MAY 2009



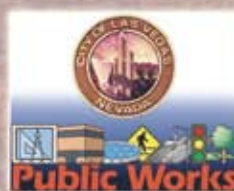
Las Vegas City Council

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Councilman Steve Wolfson - Ward 2 • Councilwoman Lois Tarkanian - Ward 1
Councilman Steven D. Ross - Ward 6 • Councilman Ricki Y. Barlow - Ward 5
Councilman David W. Steinman - Ward 4 (Interim)

City Manager

Elizabeth N. Fretwell

PARTNERSHIP BETWEEN DEPARTMENTS



Executive Summary

Prior to the 1960's, the Historic West Las Vegas community had a thriving economy. The end of segregation contributed to the gradual decline of family owned businesses, entertainment districts and other commercial developments. Private investment was virtually non-existent and the commercial areas began to deteriorate. From the 1960's to the 1990's the area exhibited characteristics of urban decay, disinvestment in property, a high rate of absentee property owners and poverty.

In response to these conditions, in 1994 the city of Las Vegas embarked on developing a guide for the future development and revitalization in West Las Vegas called the West Las Vegas Plan. The goals of the plan were to promote citizen empowerment, reinvestment in housing and commercial areas and diverse employment opportunities; and improve quality of life, conditions and the image of the area.

In 2000, the West Las Vegas Plan was incorporated into the Las Vegas 2020 Master Plan, which focused on the concept of urban design centering on creating walkable neighborhoods, with a mixture of housing and commercial districts served by public transit. The West Las Vegas Neighborhood Plan 2001-2006 was adopted by the City Council on April 3, 2002. The stakeholder committee met for nine months to capture the vision and desires for the West Las Vegas community. The latest update of the West Las Vegas Plan was completed in 2006, which continued to foster the collaboration of the community.

The West Las Vegas Investment Report highlights development and infrastructure improvements, over the past fifteen years, ranging from affordable housing projects to much needed recreational facilities/parks and community services. Individuals, families, faith-based organizations, entrepreneurs, non-profits, small and large businesses and community-based organizations have greatly benefited from these projects, which continually improve the quality of life in West Las Vegas.

Through the Affordable Housing Initiative low to moderate income residents have an opportunity to become homeowners or to access affordable rental units. Recreational Facilities/Parks and Community Services offer state of the art amenities and structures to provide community activities for residents of all ages. Redevelopment/Economic Development efforts bring commerce, entrepreneurial opportunities, public safety, government services and employment opportunities to West Las Vegas. Infrastructure Improvements support community sustainability through street and roadway/sidewalk improvements, traffic mitigation, and sewer rehabilitation.

continued on next page

Executive Summary (continued)

Investments in the West Las Vegas community reflect collective contributions and the collaboration of community stakeholders. Through public and private partnerships, nearly 100 projects were financed using an array of funding sources. Community Development Block Grant (CDBG), HOME, tax-credits and Redevelopment Agency Funds (RDA) are just a few of the resources the city leverages to develop capital projects. To date, **\$341,921,253** of public and private funds have been invested in the West Las Vegas community as illustrated below:

- Affordable Housing..... \$73,876,937
- Recreational Facilities/Parks..... \$16,575,405
- Community Services..... \$9,498,105
- Redevelopment/Economic Development..... \$149,455,306
- Infrastructure Improvements..... \$92,515,500

TOTAL \$341,921,253

The City’s commitment to development, redevelopment and infrastructure efforts is evidenced not only by the West Las Vegas Investment Report, but through continued efforts. In 2008, the American Planning Association’s 100th National Planning Conference was held in Las Vegas. West Las Vegas was selected as the focus area for the one-day AICP Community Planning Workshop which paired planning experts with community stakeholders, to share their collective expertise in revitalizing communities. Topics included growth, land use, housing, culture, historic preservation and community services. The workshop achieved great synergy and the objective opinions of the planners gave the community fresh insight to develop a unified vision and strategy to preserve the history and culture of the community and move forward to a vital economic future.

As a result of the workshop, the City is working closely with the community to explore the feasibility of incorporating neighborhoods in the Redevelopment Area. By doing so, tax increment funds will greatly benefit the area. The City continues to strengthen community partnerships and constituent relations through neighborhood organizing and planning efforts. Community input in key development and infrastructure improvements are essential to future success. Opportunities for the betterment and sustainability of the West Las Vegas community are promising.

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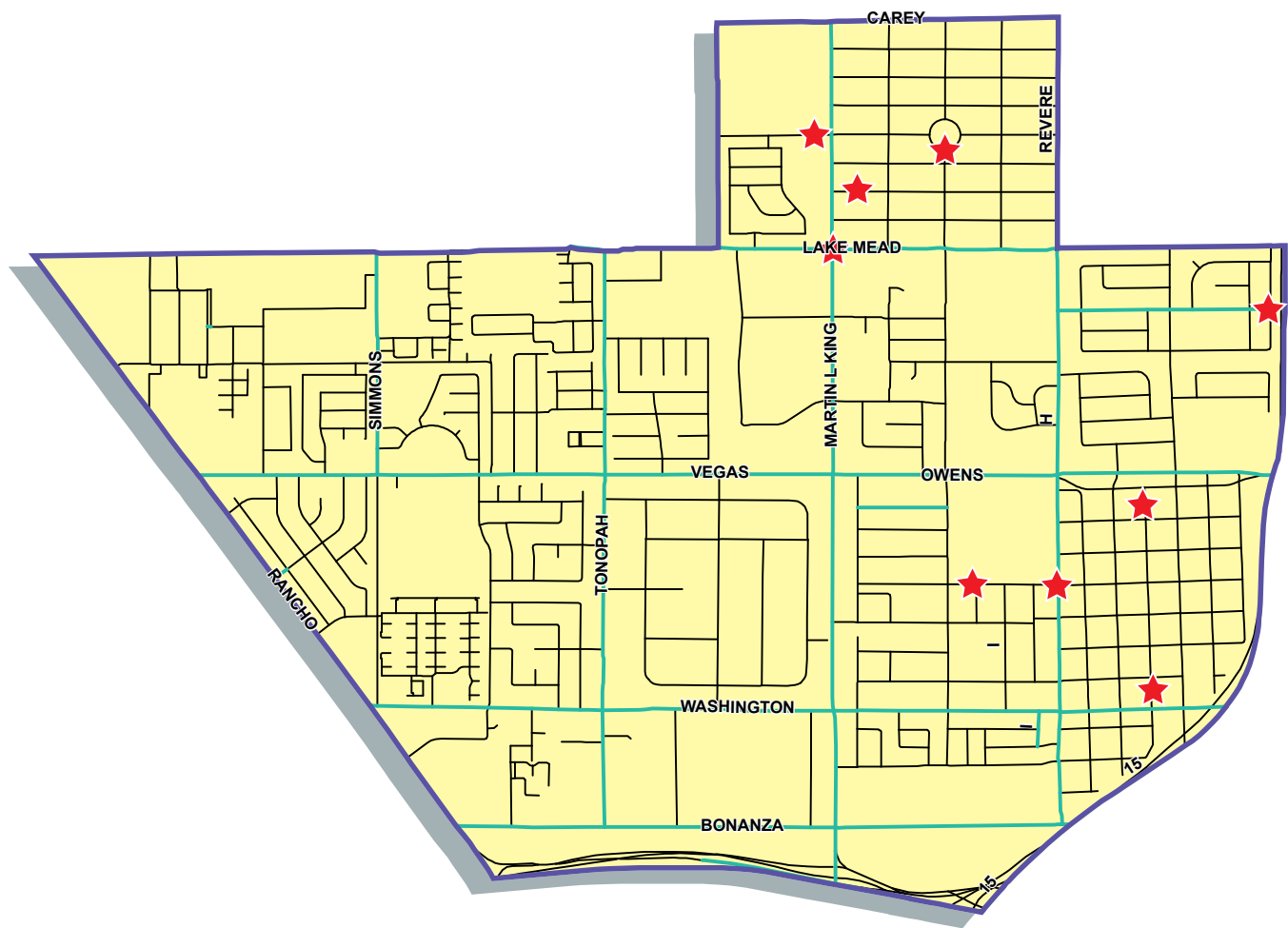
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AFFORDABLE HOUSING

1994 - 2009

Total \$73,876,937



AFFORDABLE HOUSING

Emerald Breeze Apartments

PROJECT ADDRESS900 W. Monroe Avenue
DEVELOPMENT TYPE.....Affordable Housing/Redevelopment (purchase and demolition)
DEVELOPER.....Community Development Programs Center of Nevada
2009 Alta Drive. Las Vegas, Nevada 89106
Frank Hawkins, Executive Director

PROJECT DESCRIPTION

The Emerald Breeze Apartments project was the purchase of 100 units of affordable housing on 6.08 acres. Emerald Breeze was a project-based Section 8 housing development with an out-of state owner. The property was purchased to provide local ownership and management. However, the deteriorated condition of the units and the cost of on-going maintenance made it difficult to provide the required decent, safe, and sanitary environment. The Emerald Breeze units were demolished and are being replaced with three new affordable housing developments.

- Sarann Knight Apartments (2.8 acre parcel)
- Monroe and I street for Senior Apartments (1.95 acre parcel)
- Monroe and H street for Senior Apartments (1.33 acre parcel)

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 6,437,276

CLV Contribution

CDBG.....	\$ 2,000,000
18% Set-Aside.....	\$ 3,632,226
LIHTF.....	\$ 805,050





Sarann Knight Apartments

PROJECT ADDRESS1320 N. H Street
 DEVELOPMENT TYPEAffordable Housing/Redevelopment (new construction)
 DEVELOPERCommunity Development Programs Center of Nevada
 2009 Alta Drive, Las Vegas, Nevada 89106
 Frank Hawkins Jr., Executive Director

PROJECT DESCRIPTION

Sarann Knight is a proposed project that will be on a 2.8 acre parcel previously occupied by Emerald Breeze Apartments a 100 unit project-based Section 8 development. Sarann Knight will be a family development of 82 two-bedroom/two-bath 850 square feet units. Each unit will contain ceiling fans, ceramic tile throughout, vertical blinds, central heat/air, built in microwaves, washer and dryer hookups, walk-in closets and covered patios/balconies. Common areas include covered picnic areas, kiddy pool, community room, recreation and workout facilities, computer room and large gathering room with fireplace. Total units 82

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ **14,021,472**

CLV Contribution

HOME/LIHTF..... \$ 2,260,000

Other Funding Sources

Deferred Developer Fee..... \$ 629,523

State Tax Credits \$ 9,499,050

Bank Financing..... \$ 1, 632,899

Senior Apartments

Monroe & I Street

PROJECT ADDRESSCorner of Monroe Ave. and I Street (Parcel 2)
DEVELOPMENT TYPE.....Affordable Housing (Seniors)/Redevelopment (new construction)
DEVELOPER.....Community Development Programs Center of Nevada
2009 Alta Drive. Las Vegas, Nevada 89106
Frank Hawkins, Executive Director

PROJECT DESCRIPTION

Monroe & I Street Senior Apartments is a proposed project that will be on a 1.95 acre parcel of the site previously occupied by Emerald Breeze Apartments. Monroe & I Street Apartments will be a senior development of 20 one- bedroom units in seven single-story buildings. Each unit will contain ceiling fans, ceramic tile throughout, vertical blinds, central heat/air, built in microwaves, washer and dryer hookups, walk-in closets and covered patios. Common areas include covered picnic areas, club house with exercise equipment, computer room, and large gathering room.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 5,390,747

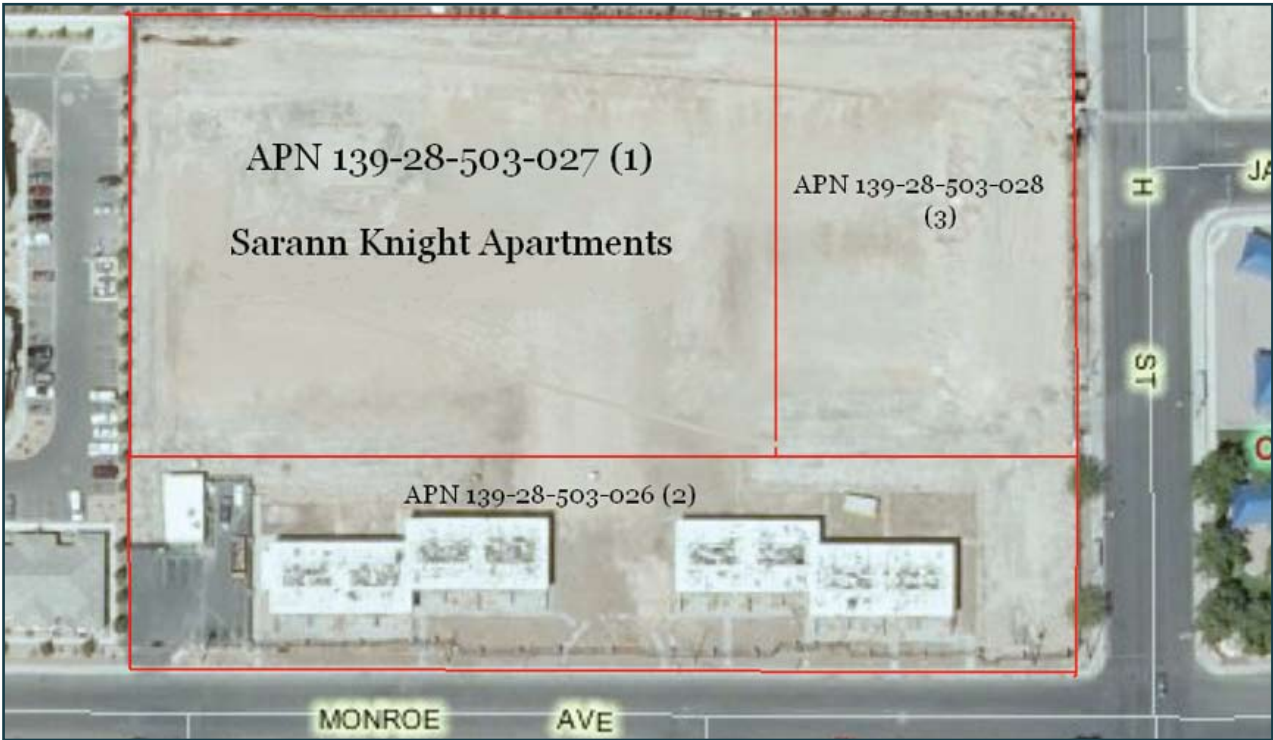
CLV Contribution

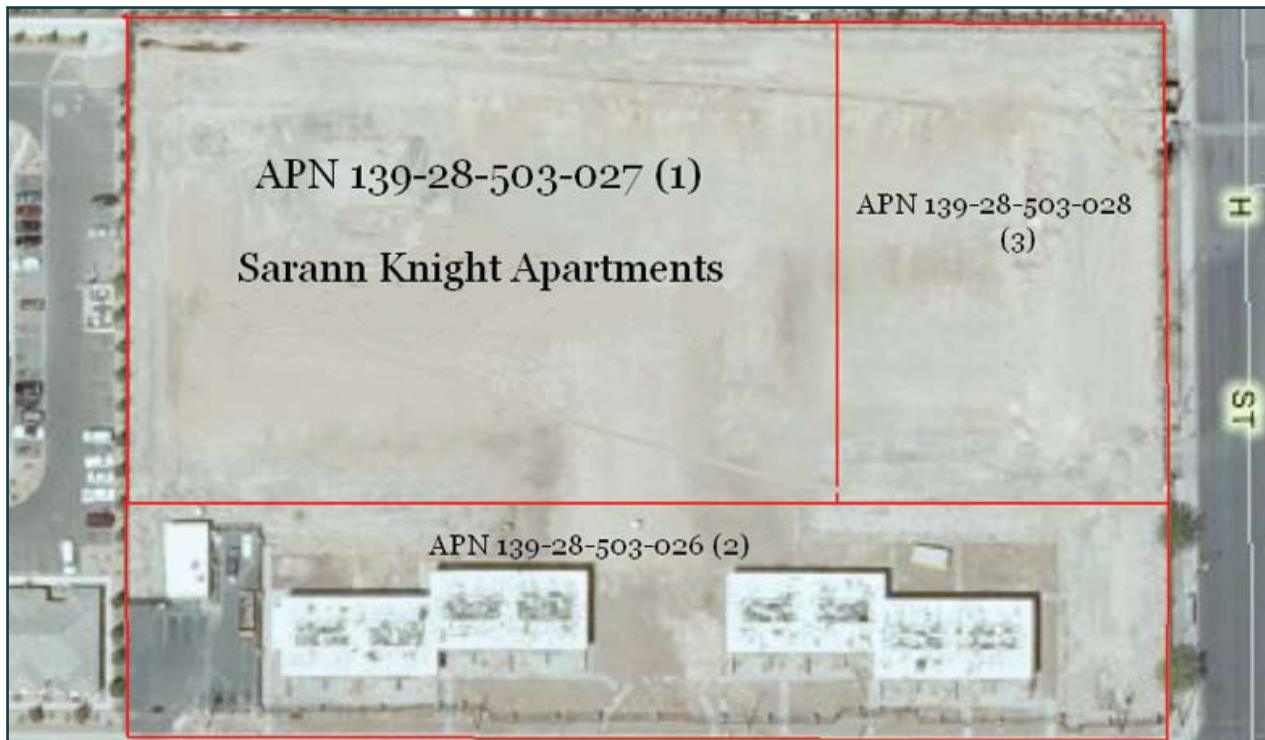
HOME/LIHTF..... \$ 2,200,000

Other Funding Sources

State Tax Credits \$ 2,999,712

Deferred Developer Fee \$ 191,035





Senior Apartments

Monroe & H Street

PROJECT ADDRESSCorner of Monroe Ave. and H Street (Parcel 3)
 DEVELOPMENT TYPE.....Affordable Housing (Seniors)/Redevelopment (new construction)
 DEVELOPER.....Community Development Programs Center of Nevada
 2009 Alta Drive. Las Vegas, Nevada 89106
 Frank Hawkins, Executive Director

PROJECT DESCRIPTION

Monroe & H Street Senior Apartments is a proposed project that will be on a 1.33 acre parcel of the site previously occupied by Emerald Breeze Apartments. Monroe & H Street Apartments will be a senior development of 39 one and two-bedroom units in a three-story building. Each unit will contain ceiling fans, ceramic tile throughout, vertical blinds, central heat/air, built in microwaves, washer and dryer hookups, walk-in closets and covered patios/balconies. Common areas include covered picnic areas, club house with exercise equipment, computer room, and large gathering room.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 6,795,612

CLV Contribution

HOME/LIHTF..... \$ 2,000,000

Other Funding Sources

State Tax Credits \$ 4,717,713

Deferred Developer Fee..... \$ 77,899

David J. Hoggard Family Community

PROJECT ADDRESS1100 W. Monroe Avenue

DEVELOPMENT TYPE.....Affordable Housing

DEVELOPER.....Community Development Programs Center of Nevada
2009 Alta Drive. Las Vegas, Nevada 89106
Frank Hawkins, Executive Director

PROJECT DESCRIPTION

The first of its kind in Las Vegas, David J. Hoggard Family Community offers one, two and three bedroom apartment homes for seniors with a preference for seniors who have custody of their grandchildren and/or great-grandchildren whose income is at or below 60 percent of area median income (AMI).

David J. Hoggard offers exceptional amenities including: state-of-the-art fitness center, elevator access to the second floor, spacious walk-in closets, gas heat and hot water system, laundry room, gas oven with range, frost-free refrigerator, dishwashers, stainless-steel sink with a garbage disposal, pre-entertainment lounge with television and DVD player, resident computer center, washer/dryer hook-up, kiddie pool area, and conference room. Total units 100

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 10,584,707

CLV Contribution

HOME/LIHTF..... \$ 2,250,000

Other Funding Sources

State Tax Credits \$ 571,204

Sterns Bank Construction Loan..... \$ 3,080,000

Sun American Equity \$ 4,683,503





Habitat for Humanity Gregory Street

PROJECT ADDRESS1929-1953 Gregory Street
 DEVELOPMENT TYPEAffordable Housing
 DEVELOPERHabitat for Humanity-Las Vegas
 1573 North Decatur Blvd., Las Vegas, NV 89108
 Guy Amato, Executive Director

PROJECT DESCRIPTION

The Gregory Street Project consists of seven (one, two-bedroom; five, three-bedroom; and one, four-bedroom) single-family homes for ownership by families earning 50% of area median income. The homes range from approximately 979 square feet for the two-bedroom to 1,404 square feet for the four-bedroom, two-bathroom home. Energy efficient appliances including range, dishwasher, refrigerator, washer and dryer are provided in each unit.

PROJECT FUNDING SOURCE(S):

Total Project Cost \$ **1,493,603**

CLV Contribution

Redevelopment Set-Aside..... \$ 458,000 (*Value of land*)

Other Funding Sources

Habitat for Humanity and various sponsors..... \$ 1,035,603

Habitat for Humanity Hassell Street

PROJECT ADDRESS1417 Hassell and 1425 Hassell

DEVELOPMENT TYPE.....Affordable Housing

DEVELOPER.....Habitat for Humanity-Las Vegas
1573 North Decatur Blvd., Las Vegas, NV 89108
Guy Amato, Executive Director

PROJECT DESCRIPTION

The acquisition and soft costs to purchase two (2) lots for the construction of single family homes. The homes were sold to HOME eligible persons and/or families with household incomes at 80% or less of area median income.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 420,000

CLV Contribution

Land \$ 42,276

Other Funding Sources

Bank Financing..... \$ 377,724





Whispering Timbers

PROJECT ADDRESS1728 Wendell Williams (40 acres)

DEVELOPMENT TYPE.....Affordable Housing

DEVELOPER.....Community Development Programs Center of Nevada
2009 Alta Drive, Las Vegas, NV 89106

PROJECT DESCRIPTION

The development of 208 single-family homes for low and moderate income households.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 20,143,430

CLV Contribution

HOME \$ 43,430 (*Down payment assistance*)

General Fund..... \$ 100,000 (*Building permit fee waiver*)

Other Funding Sources

Bank Financing..... \$ 20,000,000

Vegas Heights

Revitalization

PROJECT ADDRESS(ES).....807 Lawry • 817 Lawry • 1400 Lawry • 1488 Lawry • 810 Hassell
820 Hassell • 1164 Hassell • 1156 Hassell • 1253 Hassell • 1261 Hassell
1273 Hassell • 1417 Hassell • 1425 Hassell • 1388 Blankenship
1484 Blankenship • 1261 Balzar • 1721 Balzar • 1468 Hart

DEVELOPMENT TYPE.....Affordable Housing

DEVELOPER.....Community Development Programs Center of Nevada (CDPCN)
and Economic Opportunity Board (EOB)

PROJECT DESCRIPTION

Homes in the Vegas Heights development were built between the 1940- 1960. In 1999, as part of the Vegas Heights Revitalization strategy infill lots were purchased by the city of Las Vegas to develop single family homes. In 2000, CDPCN built four affordable single-family homes that were approximately 1874 sq. ft. In 2001, Habitat for Humanity constructed five new single family homes averaging 1200 sq, followed by EOB who built seven single homes in 2002 that were approximately 1400 sq. ft. The final phase of the project was complete by Habitat for Humanity in 2005 with the addition of 2 new homes. The revitalization efforts added a total of 18 new single family homes to the area.

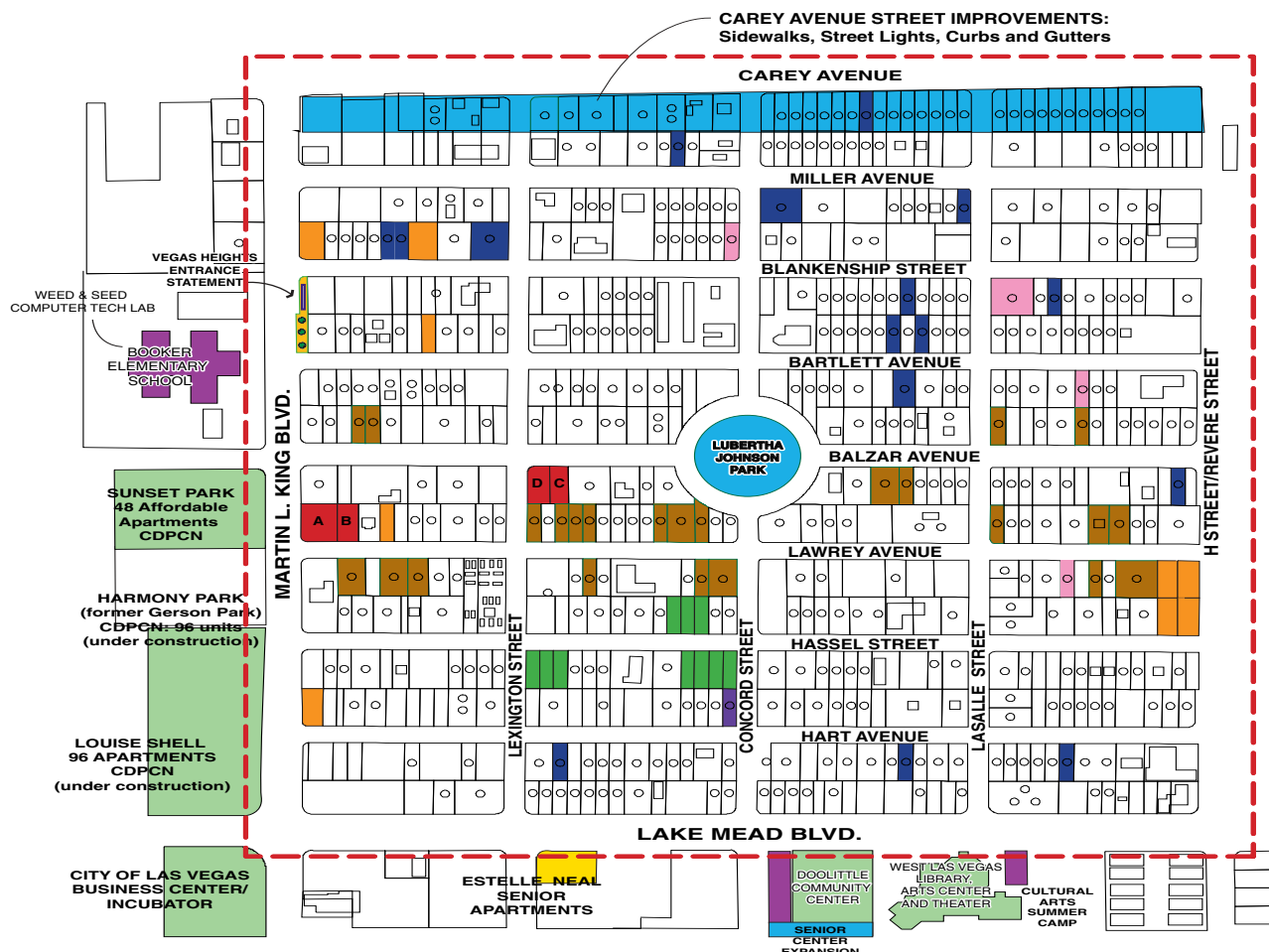
PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 1,583,700

CLV Contribution

HOME \$ 863,700

Land \$ 720,000





Westside New Pioneer

PROJECT ADDRESS(ES).....601 Harrison • 605 Harrison • 619 Harrison • 623 Harrison
610 Van Buren • 614 Van Buren • 618 Van Buren • 622 Van Buren

DEVELOPMENT TYPE.....Affordable Housing

DEVELOPER.....Westside New Pioneers (*No longer in business*)

PROJECT DESCRIPTION

The Westside New Pioneers (WNP) built four infill single family homes in 1999. In 2001, WNP completed phase 2 of the project adding an additional 4 homes. The homes were up to 1387 square feet and sold for less than \$120,000 each. The homes were sold to people that were at or below 80% of AMI, which would equate to a family of four earning \$ 43,600.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 515,840

CLV Contribution

CDBG/HOME/Redevelopment

Set-Aside..... \$ 240,000

Land \$ 40,000 (*Value of land at transfer*)

Other Funding Sources

Bank Financing..... \$ 235,840

Community Partnership Investment Program - CPIP

PROJECT ADDRESS139-27-110-037(Van Buren/F)139-27-110-066 (Van Buren/H)
 139-27-110-069(Jackson/H) 139-27-110-099 (621 Jackson)
 139-27-110-038 (600 W. Van Buren) 139-27-110-089 (417
 Jackson) 139-27-210-076 (1016 G. Street) 139-27-111-010 (305
 Harrison) 139-27-111-045 (210 Jackson) 139-27-210-080 (713
 Jefferson)139-27-210-131 (610 W. Washington) 139-21-610-215
 (1460 Hart) 139-21-610-214 (Hart/Martin L. King)

DEVELOPMENT TYPE.....Affordable Housing

DEVELOPER.....City of Las Vegas, 400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

The purchase of vacant and abandoned properties for the future development of affordable housing.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 709,846

CLV Contribution

General Fund..... \$ 500,000

Redevelopment Set-Aside..... \$ 209,846





951 E Street

PROJECT ADDRESS951 E. Street

DEVELOPMENT TYPEAffordable Housing

DEVELOPEREconomic Opportunity Board
330 W. Washington, Las Vegas, Nevada 89106

PROJECT DESCRIPTION

The construction of 10 new multi-family units of transitional housing. The property is currently operated as affordable housing serving persons earning up to 80% AMI.

PROJECT FUNDING:

Total Project Cost \$ 1,124,003

CLV Contribution

HOME \$ 181,460

Other Funding Sources

County Home Funds \$ 100,000

PROJECT ADDRESS:951 E Street

PROJECT DESCRIPTION:

In February 2007, the city of Las Vegas purchased the property from EOB for \$842,543 in Redevelopment Set-Aside funds. The property is in the inventory of affordable housing properties and continues to serve persons earning up to 80% AMI.

PROJECT FUNDING:

CLV Contribution

Redevelopment Set-Aside..... \$ 842,543

Sunset Park Apartments

PROJECT ADDRESS1555 Balzar

DEVELOPMENT TYPE.....Affordable Housing

DEVELOPERCommunity Development Programs Center of Nevada (CDPCN)
2009 Alta Drive, Las Vegas, Nevada 89106
Frank Hawkins Jr., Executive Director

PROJECT DESCRIPTION

In 2000, CDPCN built a 48 unit affordable multi-family housing apartment complex. The apartments were for households at or below 60% of area median, which would equate to a family of four making \$32,100 annually.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ **4,656,701**

CLV Contribution

General Fund..... \$ 950,000

Other Funding Sources

Bank Financing..... \$ 3,706,701

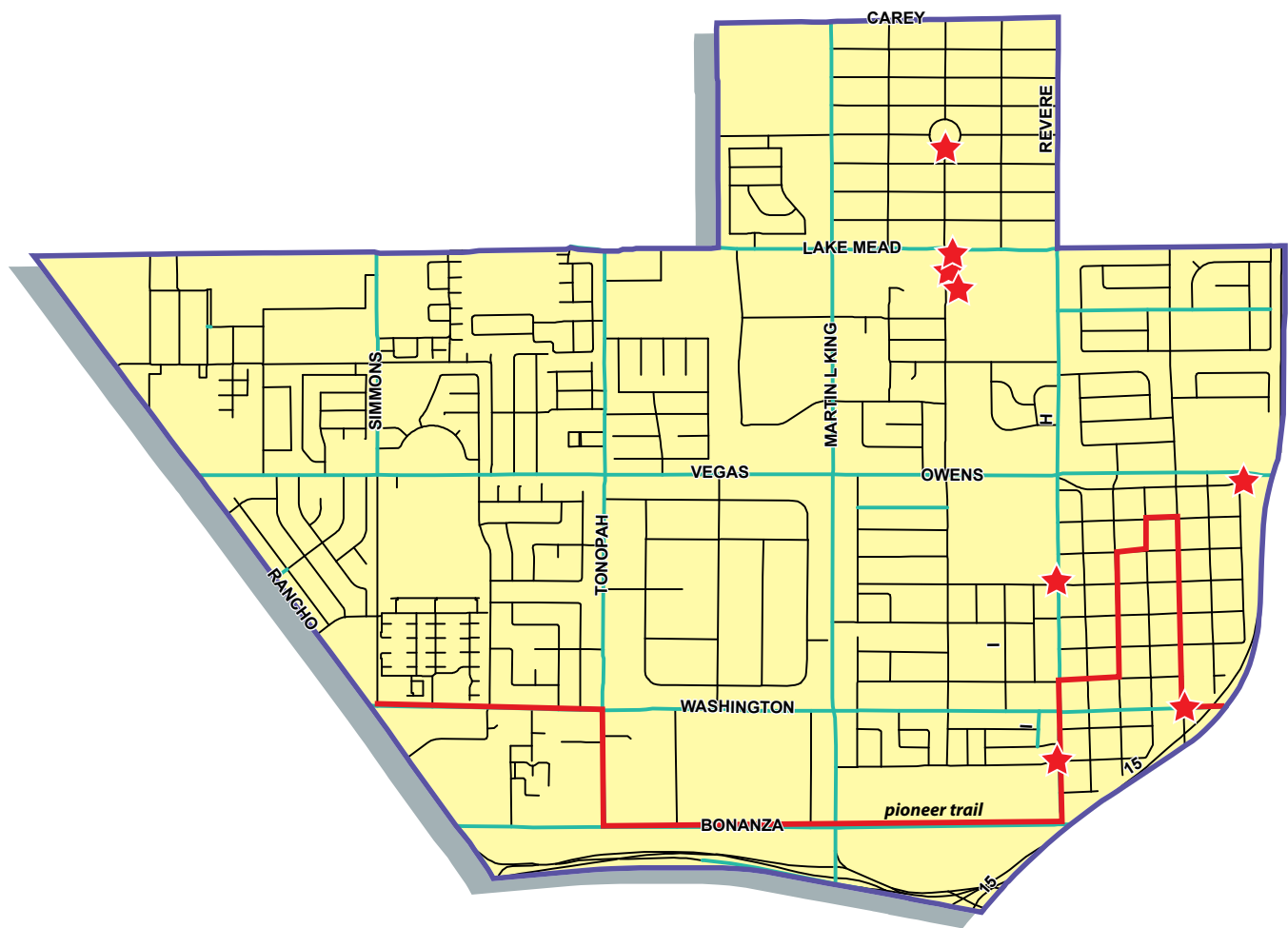


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1994 - 2009
Total \$16,575,405

Total \$16,575,405



RECREATIONAL FACILITIES/PARKS

Lubertha Johnson Park Improvements

PROJECT ADDRESSBalzar Avenue and Concord Street
DEVELOPMENT TYPE.....Public
DEVELOPER.....City of Las Vegas
400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

In 1999 the Lubertha Johnson Park was rehabilitated and rededicated to the community. Park enhancements included new playground equipment, child safe surfacing, benches, picnic tables and public art. In 2007, restrooms and shade structures were built complete the second phase of the project.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 407,000

CLV Contribution

CDBG..... \$ 407,000





Doolittle Community Center

PROJECT ADDRESS1950 J Street
DEVELOPMENT TYPEPublic
DEVELOPERCity of Las Vegas
400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

The Doolittle Community Center was demolished and rebuilt in 2003 which included two gymnasiums, multiple classrooms, meeting rooms, redesigned swimming pool, weight room, game room, kitchen and dance room.

PROJECT FUNDING SOURCE(S):

Total Project Cost \$ 10,300,000

CLV Contribution

General Fund..... \$ 10,300,000

Doolittle Senior Center

PROJECT ADDRESS1930 J Street

DEVELOPMENT TYPE.....Public

DEVELOPER.....City of Las Vegas, 400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

The citizens who frequent the Doolittle Senior Center voiced to their Councilman a desire to expand the center to allow for multiple activities and meeting the needs of the community. While the Doolittle Senior Center is one of the most utilized in the city of Las Vegas it is also one of the smallest senior center facilities. After several meetings with the seniors using the facility a design team was developed to determine the most efficient way of providing program space to meet the needs of the seniors.

The final recommendation was to expand the multi purpose room, add a new 1200 square foot game room and provide another set of restrooms. The overall 4,670 square foot expansion includes a partition that will allow special events to occur without disturbing the use of the dining area. In 2006, the entrance way and front desk were redesigned. On October 22, 2008, the Ancestral Gateway was dedicated at the entrance to provide a work of art that reflects the culture of the West Las Vegas community and stands as a beacon for the neighborhood's strength and resilience.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 4,045,405

CLV Contribution

CDBG..... \$ 4,045,405





Doolittle Park

PROJECT ADDRESS1930 J Street
 DEVELOPMENT TYPEPublic
 DEVELOPERCity of Las Vegas
 400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

The Doolittle Park has undergone annual improvements and renovations, including constructing restrooms, playground, benches, fencing around ball fields, dug out covers, basketball court lighting, basketball court resurfacing, landscaping upgrade, and installing a walking path.

PROJECT FUNDING SOURCE(S):

Total Project Cost.....	\$	750,000
CLV Contribution		
General Fund.....	\$	750,000

Pioneer Trail

PROJECT ADDRESSRancho Dr. To Washington Blvd.

DEVELOPMENT TYPE.....Public

DEVELOPER.....City of Las Vegas
400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

Project included trail markers, monument signs, and banners along the pioneer trail alignment. Project limits start at the Las Vegas Springs Preserve site and run through west las vegas to downtown Las Vegas.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 400,000

CLV Contribution

General Fund..... \$ 400,000





Fitzgerald Park

PROJECT ADDRESSH Street and Monroe Street
DEVELOPMENT TYPEPublic
DEVELOPERCity of Las Vegas
400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

Named after H.P. Fitzgerald, the Fitzgerald Park was redesigned in 2002 into children's park. The renovations included a new playground, walking path, surface games, turf, and seating. In 2007, fabric shade structures were installed over the three existing playgrounds.

PROJECT FUNDING SOURCE(S):

Total Project Cost	\$	45,000
CLV Contribution		
General Fund.....	\$	45,000

James Gay III Park

PROJECT ADDRESSOwens Avenue and B Street
DEVELOPMENT TYPE.....Public
DEVELOPER.....City of Las Vegas
400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

The James Gay III Park was renovated in 2003 to include restrooms, walking path, wrought iron fencing basketball courts, skate parks, new irrigation and turf. In 2007, fabric shade structures were installed over the 2 existing playgrounds.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ **516,000**

CLV Contribution

General Fund..... \$ 516,000





Ethel Pearson Park

PROJECT ADDRESSWest Washington Avenue and D Street
 DEVELOPMENT TYPE.....Public
 DEVELOPER.....City of Las Vegas
 400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

In 2003, the Ethel Pearson Park was renovated to include playground equipment, basketball court, roller hockey, surface games, seating and new wrought iron fencing. In 2007, shade structure was installed over the playground equipment.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ **112,000**

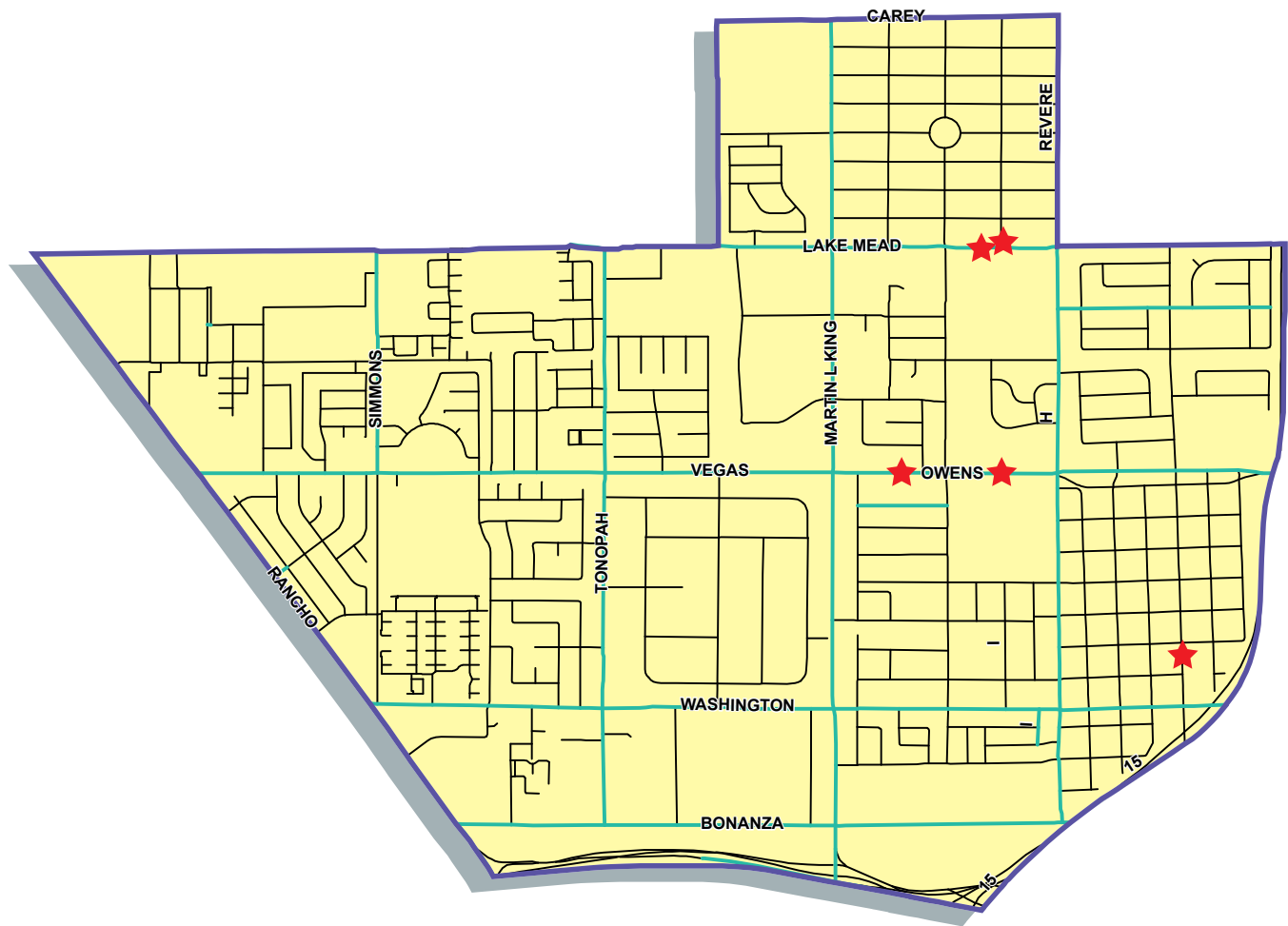
CLV Contribution

General Fund..... \$ 112,000



COMMUNITY SERVICES

1994 - 2009
Total \$9,498,105



COMMUNITY SERVICES

West Las Vegas Arts Center

PROJECT ADDRESS947 W. Lake Mead Boulevard

DEVELOPMENT TYPE.....Public

DEVELOPER.....City of Las Vegas
400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

Facility improvements were made to the center including refinishing the dance floor, exterior and interior painting and installed security windows.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ **40,000**

CLV Contribution

CDBG..... \$ 40,000





State Welfare Office

PROJECT ADDRESS1040 Owens
DEVELOPMENT TYPEPublic
DEVELOPERCity of Las Vegas
400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

Installed new A/C system, painted interior. Replaced roof, carpet, kitchen cabinets and countertops.

PROJECT FUNDING SOURCE(S):

Total Project Cost	\$	138,385
CLV Contribution		
CDBG	\$	138,385

Rainbow Dreams Academy

PROJECT ADDRESS950 W. Lake Mead Boulevard

DEVELOPMENT TYPE.....Community Service

DEVELOPER.....Rainbow Dreams (*non-profit*)

PROJECT DESCRIPTION

Rainbow Dreams, a public charter school sponsored by the Clark County School District, is committed to providing students a strong educational background. Phase I of the Rainbow Dreams Academy includes a 13,000 square foot state of the art facility, which will house six classrooms, a multi-media library, a multi-purpose room, kitchen, and administrative offices in addition to an outdoor playground and learning garden. Phase II consists of six additional classrooms and a teachers workroom.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 7,500,000

CLV Contribution

CDBG..... \$ 759,472

Other Funding Sources

Bank Financing..... \$ 6,740,528





Variety Day Care Facility Addition

PROJECT ADDRESS1050 D Street
DEVELOPMENT TYPECommunity Service
DEVELOPERCity of Las Vegas
400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

The project included the construction of a 5,000 square foot addition to the existing facility. Additions increased the size of the infant/toddler and preschool program by adding three additional classrooms and a training room. This project allowed for student and parent teaching development, as well as the creation of new child care activities. The expansion also made additional services possible for approximately one hundred infant/toddlers.

PROJECT FUNDING SOURCE(S):

Total Project Cost	\$	802,500
CLV Contribution		
CDBG	\$	802,500

Smart Start Child Care Center

PROJECT ADDRESS1260 W. Owens
DEVELOPMENT TYPE.....Community Service
DEVELOPER.....Smart Start (*non-profit*)

PROJECT DESCRIPTION

The City assisted Smart Start in acquiring the land and improving the property using Community Development Block Grant funds. Funding was also used to pay for the architectural and engineering costs to construct a new child care facility. In addition, funding was allocated for the hard construction of the second building. This included a 4,000 square foot expansion to the current facility which allowed for service levels to increase.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 1,017,220

CLV Contribution

CDBG..... \$ 767,210

EDI..... \$ 250,010



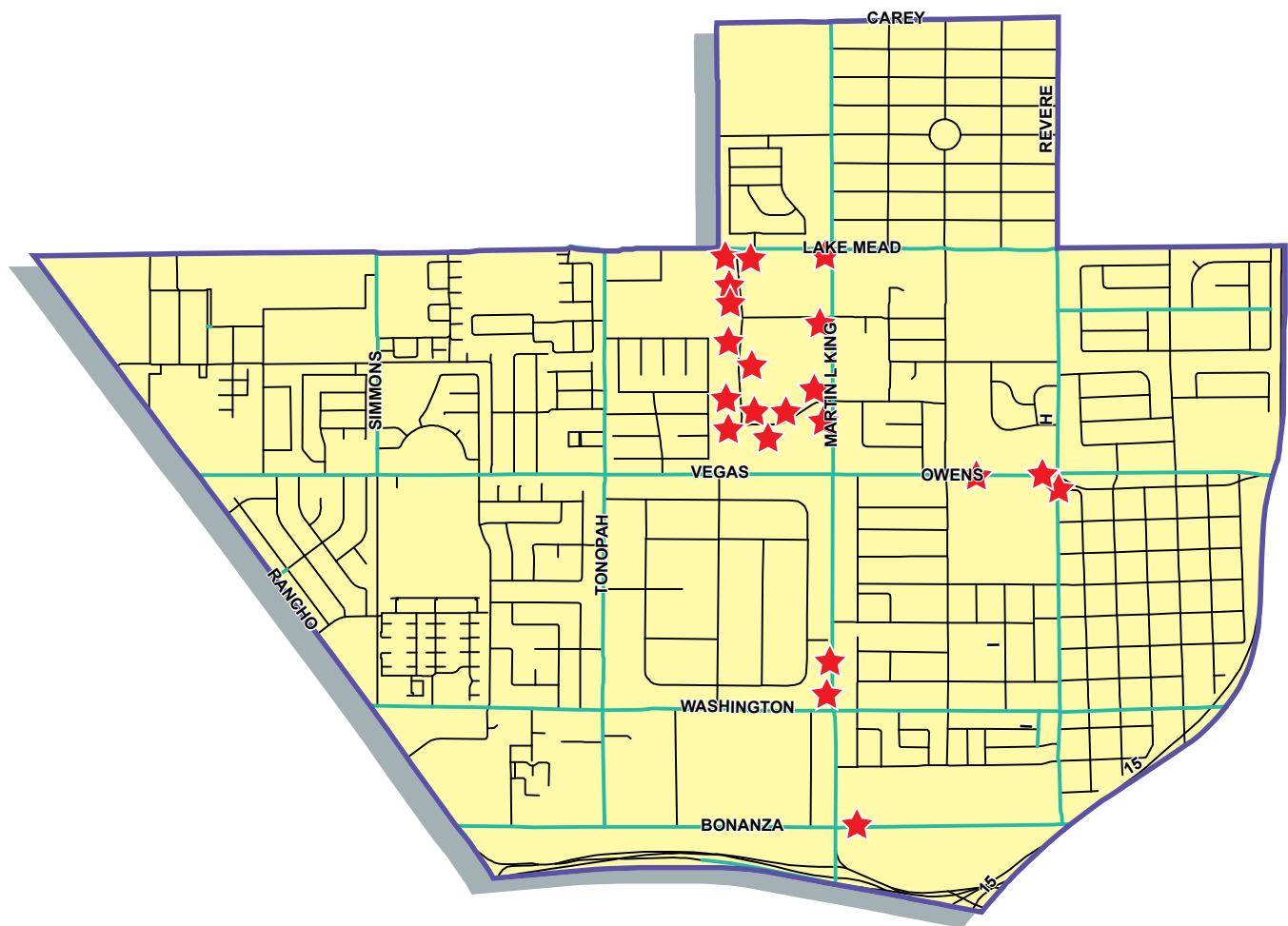
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REDEVELOPMENT/ ECONOMIC DEVELOPMENT

1994 - 2009

Total \$149,455,306



REDEVELOPMENT/ ECONOMIC DEVELOPMENT

Valley Foods Distributors

PROJECT ADDRESS300 W. Bonanza Rd
DEVELOPMENT TYPE.....Economic Development
DEVELOPER.....Marcor

PROJECT DESCRIPTION
Warehouse/Food distributor

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 16,000,000

CLV Contribution

RDA Funds \$ 2,800,000

Other Funding Sources

Private Investment..... \$ 13,200,000





WFF Inc., The Clean Center

PROJECT ADDRESS1532 H St (H Street and Owens)
DEVELOPMENT TYPE.....Visual Improvement Program (VIP)
DEVELOPER.....Phil Wyszryg

PROJECT DESCRIPTION
Retail/Laundromat

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 558,000

CLV Contribution

RDA Funds \$ 58,000

Other Funding Sources

Private Investment..... \$ 500,000

Bank of America

PROJECT ADDRESS920 N. Martin L. King Blvd. (NEC MLK/Washington)

DEVELOPMENT TYPE.....Economic Development

DEVELOPER.....Bank of America Nevada

PROJECT DESCRIPTION

Office/Retail – 4,446 s.f. bank. Certificate of Occupancy issued 10/16/08.

PROJECT FUNDING SOURCE(S):

Total Project Cost \$ **4,812,542**

CLV Contribution

RDA Funds \$ 850,000

Inkind (fees, Lease Payments, R-O-W) \$ 462,542

Other Funding Sources

Private Investment..... \$ 3,500,000

New branch site - RDA contributed \$850k 9/1/2005 for site. Value of site when conveyed to B of A was approximately \$950k

Southwest corner – CLV contributed to existing branch relocation fees, lease payments, purchase of property via city of Las Vegas right-of-way (R-O-W); to convey a portion of the property to Lou Genzano, adjacent land owner for redevelopment.





Buy Low Market

PROJECT ADDRESS1061 W. Owens Ave
 DEVELOPMENT TYPEEconomic Development
 DEVELOPERBuy-Low Market, Inc.

PROJECT DESCRIPTION
 43,000 s.f. Grocery Store. Grand opening 9/24/08.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 3,788,703

CLV Contribution

RDA Funds \$ 950,000

Other Funding Sources

Private Investment..... \$ 2,838,703 (*Value of lease and new equipment*)

\$200,000 contributed in 2008 in RDA funds for equipment

\$100,000 expected to be contributed by the RDA in additional funds each year for 7 years per contract

\$6,400 VIP funds contributed by the RDA; anticipate up to \$50,000

Champs Gas Station

PROJECT ADDRESS1420 W. Bonanza Rd, (NEC Bonanza/MLK)

DEVELOPMENT TYPE.....Visual Improvement Program (VIP)

DEVELOPER.....N/A

PROJECT DESCRIPTION

VIP (Visual Improvement Program)

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ **33,750**

CLV Contribution

RDA Funds \$ 33,750

RDA funds for VIP





Edmond Town Center

Parcel A (Magic's Westland Plaza)

PROJECT ADDRESS921 W. Owens Ave - Parcel A
DEVELOPMENT TYPEMixed-Use Retail/Economic Development
DEVELOPERKen Lombard/Johnson Development

PROJECT DESCRIPTION
Grocery anchored retail in-line shopping center

PROJECT FUNDING SOURCE(S):

Total Project Cost \$ 4,000,000

CLV Contribution

RDA Funds \$ 2,170,000 (*Land and cash*)

Other Funding Sources

Private Investment..... \$ 1,830,000

Edmond Town Center

Parcel B

PROJECT ADDRESS921 W. Owens Ave - Parcel B
DEVELOPMENT TYPE.....Economic Development
DEVELOPER.....Ken Lombard – Johnson Development – originally.
Edmond Town Center, LLC – currently

PROJECT DESCRIPTION

75,000 s.f. Expansion of retail in-line shopping center (per 4th Amendment). Certificate of Occupancy issued 8/30/06 (which included the transfer of Parcel “A” to complete this project).

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 14,000,000

CLV Contribution

RDA Funds \$ 1,000,000 (*Land*)

Other Funding Sources

Private Investment..... \$ 13,000,000





Hair Unlimited

PROJECT ADDRESS1000 N Martin Luther King Blvd.
 DEVELOPMENT TYPEVisual Improvement Program (VIP)
 DEVELOPERBooker Burney

PROJECT DESCRIPTION

1998 - Mr. Burney, Hair Unlimited, requested \$24,800 in Agency assistance to expand his barber shop 4,000 square feet (office space) to its existing 3,280 square foot facility on Martin Luther King. The grant was used to renovate the shop's parking lot and make facade improvements.

2009 - Additional money was contributed for facade improvement

PROJECT FUNDING SOURCE(S):

Total Project Cost \$ **442,300**

CLV Contribution

RDA Funds	\$	24,800
VIP	\$	50,000
Inkind (Easement Value of RDA Land).....	\$	96,300

Other Funding Sources

Private Investment.....	\$	271,200
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Las Vegas Enterprise Park

PROJECT ADDRESSLas Vegas Enterprise Park
 DEVELOPMENT TYPE.....Mixed-Use/Economic Development
 DEVELOPER.....City of Las Vegas, 400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION
 Mixed-use commercial and light manufacturing business enterprise center.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 6,489,441

CLV Contribution

Govt./Non-RDA (Industrial Revenue Fund) \$ 3,560,000 (Land)
 General Fund..... \$ 2,929,441 (Infrastructure)



Enterprise Dental Clinic

PROJECT ADDRESS1700 Wheeler Peak Dr., Las Vegas Enterprise Park

DEVELOPMENT TYPEMedical/Community Service

DEVELOPERClark County

PROJECT DESCRIPTION

Architect and engineering costs to construct a dental clinic to serve low and moderate income families.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ **3,082,524**

CLV Contribution

CDBG..... \$ 560,000

City of Las Vegas still owns the property and is leasing it to the County for \$10 a year.

Other Funding Sources

County CDBG \$ 332,524

County Capital Fund 436 \$ 2,000,000

North Las Vegas CDBG \$ 190,000

Cox Communications

Regional Headquarters

PROJECT ADDRESS1700 Vegas Dr., Las Vegas Enterprise Park

DEVELOPMENT TYPE.....Economic Development

DEVELOPER.....Cox Communications Las Vegas, Inc.

PROJECT DESCRIPTION

Renovation of vacated Veteran's Affairs Clinic into corporate headquarters (Telecommunications) – to act as an employment center to provide needed public services to central core neighborhoods. 186,000 s.f. tenant improvements plus fleet parking lot. Final certificate of occupancy issued 12/5/08.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 39,499,000

CLV Contribution

Govt./Non-RDA \$ 7,499,000 *(2008 value of additional land contributed to Cox)*

Other Funding Sources

Private Investment..... \$ 32,000,000





Veteran's Clinic (Former)

(prior to Cox Communications)

PROJECT ADDRESS1700 Vegas Dr., Las Vegas Enterprise Park

DEVELOPMENT TYPE.....Medical/Community Service

DEVELOPER.....VA

PROJECT DESCRIPTION

Clinic/Medical

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 11,589,000

CLV Contribution

Govt./Non-RDA Funds..... \$ 1,589,000 *(Value of 13 acres contributed to developer at time of project)*

Other Funding Sources

Private Investment..... \$ 10,000,000

Community Health Services

(Health Clinic)

PROJECT ADDRESS1700 -50 Wheeler Peak Dr., Las Vegas Enterprise Park
DEVELOPMENT TYPE.....Medical/Community Service
DEVELOPER.....Clark County

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ **607,662**

CLV Contribution

Govt. Funds..... \$ 607,662

*Govt./Non-RDA funds contributed to the community
(i.e. land transferred via a long term low cost lease to the County).*





Cosmetology Institute

with Gritz Cafe

PROJECT ADDRESS1911 Stella Lake St., Las Vegas Enterprise Park
 DEVELOPMENT TYPE.....Mixed-Use (training center)/Economic Development
 DEVELOPER.....Expertise School of Beauty, LLC
 902 W. Owens Avenue, Las Vegas, NV 89106

PROJECT DESCRIPTION
 11,000 s.f. - Training facility – Non-profit and for-profit. Final certificate of occupancy issued 12/8/06.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 2,540,000

CLV Contribution

Govt./Non-RDA Funds..... \$ 650,000 (*Value of land contributed to project*)

Other Funding Sources

Private Investment..... \$ 1,890,000

Federal Bureau of Investigation

PROJECT ADDRESS1787 W. Lake Mead Blvd., Las Vegas Enterprise Park

DEVELOPMENT TYPE.....Government (Federal)

DEVELOPER.....Stella Lake Partners, LLC

PROJECT DESCRIPTION

Law Enforcement – Administrative offices of the Federal Bureau of Investigation (FBI).

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 26,528,922

CLV Contribution

Govt./Non-RDA Funds..... \$ 1,028,922 (*Value of land contributed to project*)

Other Funding Sources

Private Investment..... \$ 25,500,000





Foundation for an Independent Tomorrow (FIT)

PROJECT ADDRESS1931 Stella Lake St., Las Vegas Enterprise Park
 DEVELOPMENT TYPETraining Center/Community Service
 DEVELOPERFoundation of an Independent Tomorrow (*non-profit*)
 1785 E. Sahara Avenue; Ste. 160, Las Vegas, NV 89104

PROJECT DESCRIPTION
 12,600 s.f. office - Non-profit. Certificate of occupancy issued 05/08/08. Multi-use job training and resources center.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 3,650,000

CLV Contribution

Govt./Non-RDA Funds..... \$ 650,000 (*Value of land contributed to project*)

Other Funding Sources

Private Investment..... \$ 3,000,000

McDonald's Restaurant

PROJECT ADDRESS1997 N Martin Luther King Blvd., Las Vegas Enterprise Park

DEVELOPMENT TYPE.....Retail/Economic Development

DEVELOPER.....McDonalds Real Estate Co

PROJECT DESCRIPTION

Restaurant

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 214,947

CLV Contribution

Govt./Non-RDA Funds..... \$ 214,947 *(Value of land contributed to project)*





Metro Police

Bolden Substation

PROJECT ADDRESS1851 Stella Lake St., Las Vegas Enterprise Park

DEVELOPMENT TYPE.....Law Enforcement/Government

DEVELOPER.....Clark County

PROJECT DESCRIPTION

Law Enforcement

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 920,130

CLV Contribution

Govt./Non-RDA Funds..... \$ 920,130 (*Value of land at transfer*)

City of Las Vegas provided land for project

RLT Corp.

PROJECT ADDRESS1775 N. Martin Luther King Blvd,, Las Vegas Enterprise Park
DEVELOPMENT TYPE.....Training Center/Economic Development
DEVELOPER.....McDonalds Real Estate Co

PROJECT DESCRIPTION
McDonald's franchise 14,126 s.f. job training facility

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 2,258,595

CLV Contribution

Govt./Non-RDA Funds..... \$ 258,595 (*Value of land at time of project*)

Other Funding Sources

Private Investment..... \$ 2,000,000





Unique Enterprises

PROJECT ADDRESS1840 Stella Lake St., Las Vegas Enterprise Park
DEVELOPMENT TYPE.....Light Manufacturing/Economic Development
DEVELOPER.....Jay & Michelle Curran

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 2,521,864

CLV Contribution

Govt./Non-RDA Funds..... \$ 521,864 (Land)
General Fund..... \$ 200,000 (Landscaping)

Other Funding Sources

Private Investment..... \$ 1,800,000

Urban Chamber of Commerce

PROJECT ADDRESS1811 & 1821 Martin Luther King Blvd., Las Vegas Enterprise Park
DEVELOPMENT TYPE.....Economic Development
DEVELOPERUrban Chamber of Commerce
1048 W. Owens, Las Vegas, NV 89106

PROJECT DESCRIPTION

Office/Retail Complex – Office 18,250 s.f.; Retail 7,981 s.f. Pending regulatory approval – construction yet to start. To be a multi-use business incubator and services center.

PROJECT FUNDING SOURCE(S):

Total Project Cost \$ 2,850,000

CLV Contribution

Govt./Non-RDA Funds..... \$ 850,000

(Purchase Price Deferred/ Land sold for \$1)

EDA Grant \$ 2,000,000





Business Center

(Incubator)

PROJECT ADDRESS1951 Stella Lake St., Las Vegas Enterprise Park

DEVELOPMENT TYPE.....Incubator/Economic Development

DEVELOPER.....City of Las Vegas
400 Stewart Ave., Las Vegas, NV 89101

PROJECT DESCRIPTION

17,100 s.f. office - Multi-use business and resource center.

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ 2,161,913

CLV Contribution

CDBG..... \$ 1,313,913

EDA..... \$ 848,000

US Postal Service

PROJECT ADDRESS1801 N. Martin Luther King Blvd., Las Vegas Enterprise Park
DEVELOPMENT TYPE.....Government (Federal)
DEVELOPERGSA

PROJECT DESCRIPTION
Post office

PROJECT FUNDING SOURCE(S):

Total Project Cost..... \$ **906,013**
 CLV Contribution
 Govt \$ 906,013 *(Value of land at transfer)*



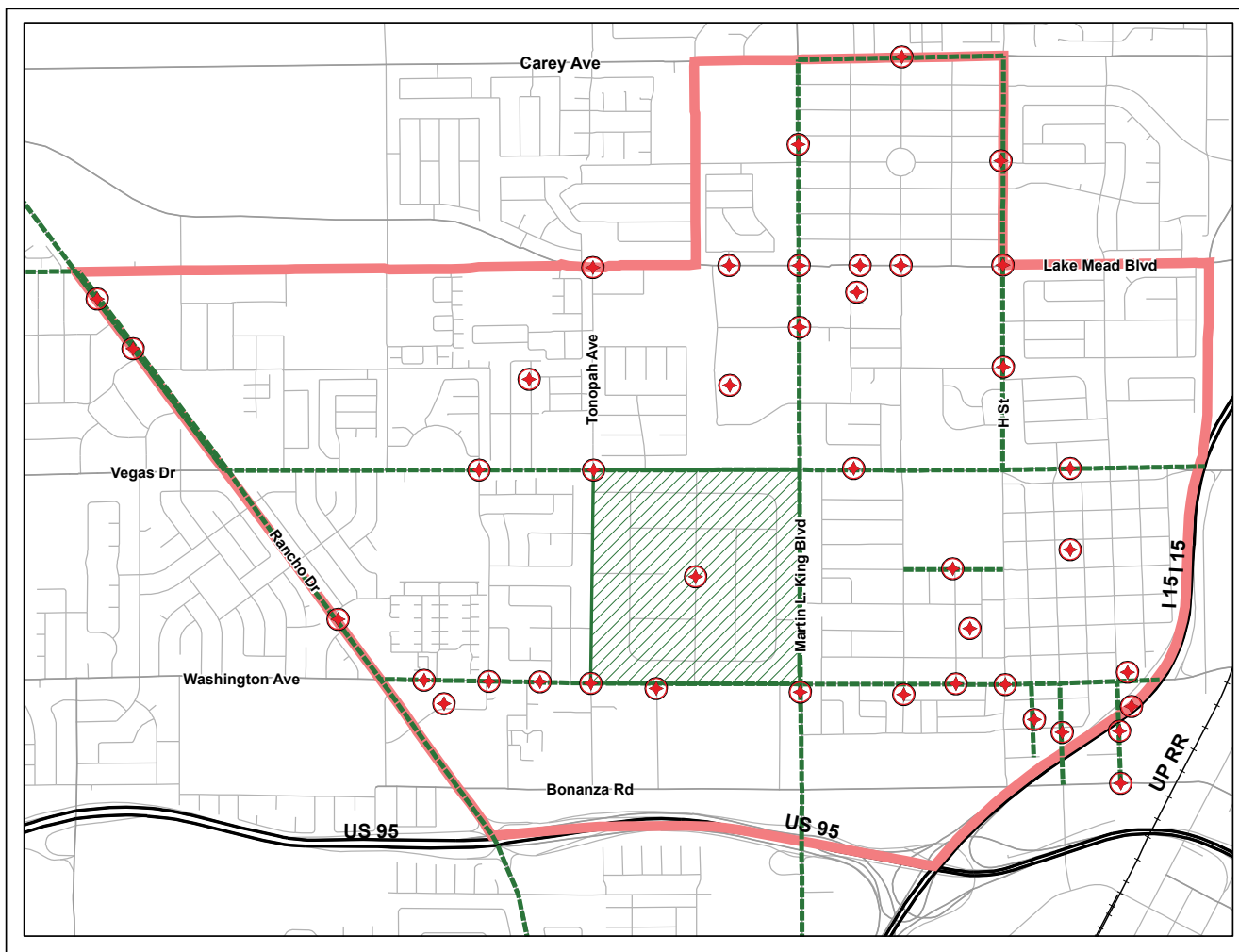
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INFRASTRUCTURE IMPROVEMENTS

1994 - 2009

Total \$92,515,500



INFRASTRUCTURE IMPROVEMENTS

Traffic Signals

Battery Back-Up System Installation

Project Address: Lake Mead Blvd. At Martin L. King Blvd.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Signal Upgrade

Project Description: Installation Of Battery Back-Up System

Year: 2005

Total CLV Project Cost: \$15,000

Bonanza Rd./"D" Street

Project Address: Bonanza Rd / "D" St.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Traffic Signal

Project Description: Traffic Signal Installed To Improve Traffic Congestion

Year: 1999

Total CLV Project Cost: \$200,000



Lake Mead Blvd. @ "H" St. Signal Upgrade (Phase 8)

Project Address: Lake Mead Blvd. At "H" St.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Signal Upgrade

Project Description: Upgrading Of Existing Traffic Signal System

Year: 2005

Total CLV Project Cost: \$40,000



Lake Mead Blvd. @ "J" Street

Project Address: Lake Mead Blvd. At "J" St. Improvement

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Traffic Signal

Project Description: Traffic Signal Installed To Improve Traffic Congestion

Year: 1999

Total CLV Project Cost: \$200,000

Lake Mead Blvd. @ Tonopah Ave.

Project Address: Lake Mead Blvd. At Tonopah Ave.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Traffic Signal

Project Description: Traffic Signal Installed To Improve Traffic Congestion

Year: 2000

Total CLV Project Cost: \$200,000

Washington Ave./J Street

Project Address: Washington Ave. / "J" St.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Traffic Signal

Project Description: Construction Of Traffic Signal At Washington Ave & "J" St

Year: 2008

Total CLV Project Cost: \$320,000

Vegas Dr. At Tonopah Ave.

Project Address: Vegas Dr. At Tonopah Ave.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Traffic Signal

Project Description: Traffic Signal Installed To Improve Traffic Congestion

Year: 2004

Total CLV Project Cost: \$200,000



Washington Ave./"H" St.

Project Address: Washington Ave. / "H" St.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Traffic Signal

Project Description: Traffic Signal Installed To Improve Traffic Congestion

Year: 2002

Total CLV Project Cost: \$200,000

Traffic Signal

Washington Ave./Tonopah Ave.

Project Address: Washington Ave./ Tonopah Ave.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Traffic Signal

Project Description: Traffic Signal Installed To Improve Traffic Congestion

Year: 2002

Total CLV Project Cost: \$200,000

Washington Ave./Robin St. Safety Median

Project Address: Washington Ave. / Robin St.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Traffic Safety

Project Description: Median Installed To Improve Safety

Year: 2006

Total CLV Project Cost: \$3,500



West Las Vegas Stop Sign Upgrades

Project Address: Various Locations

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Stop Sign Upgrades

Project Description: Installation Of Signage

Year: 2004

Total CLV Project Cost: \$30,000

West Las Vegas Street Name Sign Upgrades (9")

Project Address: Various Locations

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Street Name Sign Upgrades

Project Description: Installation Of Signage

Year: 2004

Total CLV Project Cost: \$75,000

Lake Mead Blvd. @ Andre Agassi School

Project Address: Lake Mead Blvd. near J St.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: School Flasher

Project Description: School Flasher Installed To Provide Safer Road Conditions For Pedestrians

Year: 2002

Total CLV Project Cost: \$10,000



Martin L. King Blvd./Jimmy Ave.

Project Address: Martin L. King At Jimmy Ave.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: School Flasher

Project Description: School Flasher Installed To Provide Safer Road Conditions For Pedestrians

Year: 2004

Total CLV Project Cost: \$10,000

New Booker Elementary School Flasher System

Project Address: Martin L. King North Of Lake Mead Blvd.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: School Flasher

Project Description: School Flasher Installed To Provide Safer Road Conditions For Pedestrians

Year: 2007

Total CLV Project Cost: \$10,000

Vegas Dr./Robin St.

Project Address: Vegas Dr./Robin St.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: School Flasher

Project Description: School Flasher Installed To Provide Safer Road Conditions For Pedestrians

Year: 2004

Total CLV Project Cost: \$10,000

Washington Ave. @ Fire Station 3-Ped Signal Conversion

Project Address: 2645 W. Washington

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Pedestrian Signal

Project Description: Installation Of Pedestrian Signal Facility

Year: 2003

Total CLV Project Cost: \$20,000

Bonanza Village Security Wall & Street Paving

Project Address: Neighborhood Bounded By Vegas Drive, Tonopah Drive, Washington Ave And MLK Blvd

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Roadway Improvements

Project Description: Construction Of 8' High Screen Wall With Emergency Access Gates

Year: 2001

Total CLV Project Cost: \$1,135,000



Clarkway Dr. Street Closure

Project Address: Clarkway Dr, @ Washington Ave.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Neighborhood Traffic Mitigation

Project Description: Closure of Parkway Dr
At Washington Ave

Year: 2007

Total CLV Project Cost: \$2,000

Carey Ave.

Project Address: Carey Ave. -Martin L. King Blvd. To Revere St. / "H" St.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Roadway Improvements

Project Description: Pavement Reconstruction Of Carey Avenue Between Martin L. King Blvd & H St.

Project Included New Pavement, Curb, Gutter Sidewalk And Local Drainage Improvements

Year: 2000

Total CLV Project Cost: \$661,000

“D” Street

Project Address: “D” St. - Bonanza Rd. To Washington Ave.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Roadway Improvements

Project Description: Pavement Reconstruction Of D St Between Bonanza And Washington. Project Included New Pavement, Sidewalk Ramps Upgrades And Local Storm Drain Improvements

Year: 2001

Total CLV Project Cost: \$944,000

“F” Street

Project Address: “F” St.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Roadway Improvements

Project Description: Pavement Reconstruction Of F Street Between Bonanza Rd And Washington Ave. The Project Included Pavement Reconstruction, Sidewalk Ramp Upgrades And Local Storm Drainage Improvements

Year: 2003

Total CLV Project Cost: \$339,000

“H” Street UTACS

Project Address: Lake Mead Blvd. To Owens Ave.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Roadway Improvements

Project Description: Pavement Rehabilitation That Included 1-Inch Cold Mill And Ultra Thin Asphalt Concrete Surface Course (UTACS) Overlay

Year: 2000

Total CLV Project Cost: \$119,000



Martin L. King Blvd.

Project Address: Alta Dr. To Carey Ave.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Roadway Improvements

Project Description: Presently under construction, complete Roadway Improvements On Martin L. King Blvd Between Carey Ave And Costco. Project Includes A Newly Reconstructed 6-Lane Roadway With Local Drainage Facilities, New Traffic Signals, New Sanitary Sewer Services, New Street Lights and Sidewalk.

Year: 2010

Total CLV Project Cost: \$44,656,000

Roadway Revere St.

Project Address: Lake Mead Blvd. To Carey Ave.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Roadway Improvements

Project Description: Pavement Reconstruction Of Revere Street Between Lake Mead Blvd And Carey Ave.

Project Included New Pavement, Sidewalk Ramps Upgrades And Concrete Valley Gutters. City of Las Vegas Cost Shared In This North Las Vegas Rehabilitation Project

Year: 2006

Total CLV Project Cost: \$296,000

Vegas Dr./Owens Ave.

Project Address: Rancho Dr. To I-15

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Roadway Improvements

Project Description: A Joint RTC/CCRFCD Project To Provide Improved Transportation, Storm Drainage Facilities, Sewer And Water Improvements In Accordance With The Master Plan. Roadway And Widening Improvements Were Completed On Owens Ave Between Rancho Dr And I-15

Year: 2004

Total CLV Project Cost: \$10,500,000



Washington Ave.

Project Address: Washington Ave. - Rancho Dr. To Martin L. King Blvd.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Roadway Improvements

Project Description: Pavement Rehabilitation Of Washington Ave Between Rancho Dr And Martin L. King Blvd. Project Included Cold Mill Or Existing AC Pavement And 1-Inch Overlay

Year: 2001

Total CLV Project Cost: \$1,124,000

Washington Ave.

Project Address: Washington Ave. -Martin L. King Blvd. To I-15

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Roadway Improvements

Project Description: A Joint RTC/CCRFCD Project To Provide Improved Transportation, Storm Drainage Facilities And Sewer Improvements In Accordance With The Master Plan. Roadway And Widening Improvements Were Completed On Washington Ave From Martin L. King Blvd To I-15

Year: 2002

Total CLV Project Cost: \$10,000,000

West Las Vegas-Phase 7

Project Address: Various Streets Within West Las Vegas

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Roadway Improvements

Project Description: Pavement Reconstruction Of D St Between Bonanza Rd And Washington Ave.

Project Included New Pavement, Sidewalk Ramps Upgrades And Local Storm Drain Improvement

Year: 2001

Total CLV Project Cost: \$674,000

West Las Vegas-Phase 8 "G" St.

Project Address: "G" St. - Wilson Ave. To Washington Ave

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Roadway Improvements

Project Description: Pavement Reconstruction On G St and Wilson Ave Within West Las Vegas. The

Project Included Pavement Reconstruction and Sidewalk Ramp Upgrades

Year: 2002

Total CLV Project Cost: \$225,000

Monroe Ave. Speed Humps

Project Address: Monroe Ave. - "H" St. To "J" St.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Speed Humps

Project Description: Construction Of Speed Humps At

Various Locations

Year: 1999

Total CLV Project Cost: \$8,000



Coran Ln./Rancho Dr./Vegas Sewer Rehab

Project Address: Coran Ln./ Rancho Dr. / Vegas Dr.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Sewer Improvements

Project Description: Sewer Rehabilitation Of Approximately 5,828 Feet Of 21-Inch And 1,650 Feet Of

24-Inch Sewer In Coran Ln From Decatur Blvd East To Rancho Dr Then South To Vegas Dr And

Approximately 2,580 Feet Of 18-Inch And 5,915 Feet of 21-Inch Sewer

Year: 2008

Total CLV Project Cost: \$2,800,000



Rancho Dr. Sewer Project

Project Address: Coran Lane To Redondo Ave.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Sewer Improvements

Project Description: This Is A Sewer Improvement Project In Accordance With The Master Plan

Year: 2003

Total CLV Project Cost: \$11,000,000

Large Diameter Pipeline Condition Assessment Phase 1

Project Address: Portion Of Vegas Dr.- Rancho Dr. To I-15

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Sewer Improvements

Project Description: Phase 1 For Condition Assessment Of Aging Large Diameter Sanitary Sewers To Identify Defects And Recommend Rehabilitation Or Replacement

Year: 2001

Total CLV Project Cost: \$45,000

Large Diameter Pipeline Condition Assessment Phase 4

Project Address: Portion Of Martin L. King Blvd. To Lake Mead Blvd., Lake Mead Blvd.-Vegas Dr. To Comstock Dr. And Rancho Dr.- Washington Ave. To Charleston Blvd.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Sewer Improvements

Project Description: Phase 4 For Condition Assessment Of Aging Large Diameter Sanitary Sewers To Identify Defects And Recommend Rehabilitation Or Replacement

Year: 2006

Total CLV Project Cost: \$75,000

Large Diameter Pipeline Condition Assessment Phase 5

Project Address: Portion Of Rancho Dr.-Cheyenne Ave. To Vegas Dr.

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Sewer Improvements

Project Description: Phase 5 For Condition Assessment Of Aging Large Diameter Sanitary Sewers To Identify Defects And Recommend Rehabilitation Or Replacement

Year: 2008

Total CLV Project Cost: \$22,000

26 Light Upgrade -Washington Ave./“H” St. Area

Project Address: Washington Ave / “H” St. Area

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Streetlight Upgrade

Project Description: Installation Of Lighting To Illuminate The Street

Year: 2007

Total CLV Project Cost: \$125,000

Fire Station No. 3 Improvements

Project Address: 2645 W. Washington Ave.

Development Type: Public

Developer: City of Las Vegas

Type of Project: Facility Improvements

Project Description: Remodel of Fire Station No. 3

Year: 2000

Total CLV Project Cost: \$170,000

Cultural Community Sign Installations

Project Address: Various

Development Type: Public

Developer: City of Las Vegas

Type Of Project: Sign Upgrades

Project Description: Installation Of Signage

Year: 2000

Total CLV Project Cost: \$12,000



Agassi School Parking Lot

Project Address: 1201 W Lake Mead Blvd

Type of Development: Public

Developer: City of Las Vegas

Type of Project: Parking Lot

Project Description: Construction of Andre Agassi School parking lot.

Year: 2003

Total CLV Project Cost: \$323,000

Historic Westside School

Project Address: 330 West Washington

Development Type: Public

Developer: City of Las Vegas

Type of Project: Parking Lot

Project Description: Beginning work on phase one to include roof replacement, water damage repair, and ADA upgrades

Year: 2009

Total CLV Project Cost: \$296,000

Miscellaneous Street and Landscaping Projects

Landscaping Projects

- West Middle School – prepared two fields for play during Spring and installed lighting (2005)
- Placed approximately 400 boulders and decomposed granite on the Vegas Drive median between Martin Luther King Blvd and Rancho Drive (2005)

Street Improvements

The city's Pavement Management Section manages the service life of Las Vegas roadways. It provides preventative maintenance service to the roadways on a 7-year cycle. The majority of the West Las Vegas was maintained in 2002 & 2003. Those areas will be re-evaluated and serviced this year through 2010. Some projects completed in 2002/2003 were:

Street Rehabilitation Projects

- Slurry Seal – H Street to Commerce St and Owens Ave to Lake Mead Blvd, cost \$76K (1999)
- Crack Seal – Valley View Blvd to Tonopah Dr and US95 to Lake Mead Blvd, cost \$15K (2001)
- Crack Seal – Tonopah Dr to I-15 and US95 to Lake Mead Blvd, cost \$18K (2001)
- UTACS Overlay – H Street between Owens Ave and Lake Mead Blvd, cost \$80K (2001)
- Pavement Reconstruction – Doolittle Ave and Len Place between H St and Lexington St, cost \$136K (2002)
- Crack Seal – Tonopah Dr to I-15 and US95 to Lake Mead Blvd, cost \$38K (2002)
- Street Rehabilitation – Valley View Blvd to Tonopah Dr and US95 to Lake Mead Blvd, cost \$515K (2002)
- Street Rehabilitation – Tonopah Dr to I-15 and US95 to Lake Mead Blvd, cost \$461K (2003)
- AC Pavement Reconstruction – Bonanza Village Phase 1, cost \$362K (2003)
- AC Pavement Reconstruction – Bonanza Village Phase 2, cost \$453K (2004)
- Street Rehabilitation – H Street to Commerce and Owens Ave to Lake Mead Blvd, cost \$323K (2004)
- Crack Seal – Valley View Blvd to Tonopah Dr and US95 to Lake Mead Blvd, cost \$31K (2004)
- Concrete Replacement & Asphalt Patching – Martin Luther King Blvd to Revere St and Lake Mead Blvd to Carey Ave, cost \$164K (2004)
- AC Pavement Reconstruction – Tonopah Dr between Washington Ave and Vegas Dr, cost \$240K (2005)
- Slurry Seal – Martin Luther King Blvd to Revere St and Lake Mead Blvd to Carey Ave, cost \$72K (2005)

- Slurry Seal – H Street to Commerce St and Owens Ave to Lake Mead Blvd, cost \$63K (2005)
- AC Pavement Reconstruction – Tonopah Dr between Washington Ave and Bonanza Rd, cost \$169K (2008)
- Crack Seal and Concrete Replacement – Valley View Blvd to Tonopah Dr and US95 to Lake Mead Blvd, cost \$577K (2008)
- Slurry Seal – Valley View Blvd to Tonopah Dr and US95 to Lake Mead Blvd, cost \$462K (2009)
- Crack Seal & Concrete Replacement – Tonopah Dr to I-15 and US95 to Lake Mead Blvd, cost \$966K (2009)

Roadway/Sidewalk Improvements

- Constructed sidewalks on Rancho, Washington to Owens, including ADA ramps
- Installed sidewalks on Owens West of Las Vegas Boulevard
- Installed decorative rock and paint walls on Rancho from Alta to Mesquite
- Painted and installed decorative veneers to block walls at Bonanza Village, and constructed concrete drainage swales at overhead power line cut outs
- Constructed ramps along La Salle to provide for ADA accessibility
- Constructed ramps adjacent to Housing Authority parcel at Doolittle and H Street to provide for ADA accessibility

Other Street Improvement Projects

- Removed and replaced roadway structure in Bonanza Village Subdivision (2005)
- Tonopah Road was reconstructed and widened between Vegas Drive and the south boundary of Hoggard Elementary and landscape rock was placed along that area (2006)
- Cleaned and graded City owned lots at Enterprise Park (2006)

West Las Vegas Plans – Community Input

Over the years, several plans were developed for the West Las Vegas community. The following are a listing of plans that assisted in identifying community needs, concerns and guiding future development:

West Las Vegas Plan – March 1994

The West Las Vegas Plan was the prototype for a series of neighborhood scale comprehensive plans to be developed in conformance with the city of Las Vegas General Plan. The Plan was developed by staff with the continuing input and support of the West Las Vegas Neighborhood Advisory Board in a concerted effort to plan with rather than for the neighborhood residents.

Las Vegas 2020 Master Plan – 2000

West Las Vegas was addressed as part of the Las Vegas 2020 Master Plan by placing West Las Vegas in the Neighborhood Revitalization Area focusing on the concept of urban design. Urban design is centered upon creating walkable neighborhoods with a mixture of housing and commercial districts served by transit.

West Las Vegas Neighborhood Plan 2001-2006 – April 2002

As part of the Neighborhood Planning process, this plan provided a procedure through which stakeholders could develop neighborhood plans suitable for review and adoption by the planning Commission and the City Council. In compliance with R-27-98, the West Las Vegas neighborhood Planning Team prepared the West Las Vegas Neighborhood Plan 2001-2006 as an addendum to the neighborhood planning component of the City of Las Vegas Master Plan 2020.

West Las Vegas Plan (UPDATE) – 2006

An update to the West Las Vegas Plan was completed. Integral in the development of the plan was the community's input. Community meetings were well attended and invited to these meetings were members from the original neighborhood planning team, community groups and the West Las Vegas Advisory Board and business leaders.

Historic West Las Vegas AICP Community Planning Workshop – April 2008

The goal of the AICP Community Planning workshop was to create a unique and enlightening experience for participants to get hands-on exposure to Las Vegas planning techniques in a compelling, informative workshop that would ultimately establish a community vision that could set priorities for the area that would make a long-lasting, positive impact on the neighborhood. Given the unique opportunities and challenges, the Historic West Las Vegas community was chosen as the site for the 2008 American Institute of Certified Planners (AICP) Community Planning workshop. Two prior attempts at plans for revitalizing the Westside had been produced with multiple updates and revisions. The plans had little impact while adjacent areas flourished through effective revitalization efforts. West Las Vegas remained an area in dire need of a viable community oriented planning process that would stimulate community interest, buy-in and participation to achieve vitality and economic prosperity.



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